



**Planning & Community
Development Department**
1421 N Meadowwood Lane
Suite 120
Liberty Lake, WA 99019
Phone: (509) 755-6707
Fax: (509) 755-6713
www.cityoflibertylake.com

PERMIT FEE SCHEDULE

Building permit fees are based on the valuation of the project. For new commercial construction and additions the valuation is determined by using data taken from the Building Valuation Data Sheet printed in the "Building Standards Magazine" published by the International Conference of Building Officials. Department staff should be consulted to verify the current value rates.

On residential type structures and additions, the valuation is based on the following:

| RESIDENCE – | |
|------------------------------------------------|--------------------------|
| | <i>Value per sq. ft.</i> |
| Main Floor | |
| new | \$62.00 |
| additions | \$62.00 |
| Second Floor | |
| new | \$62.00 |
| additions | \$62.00 |
| Basement | |
| finished | \$15.76 |
| unfinished | \$11.56 |
| Private Garages, Storage Buildings, & Barns | \$12.00 |
| Open Carports | \$4.50 |
| Decks * | |
| covered | \$9.46 |
| uncovered | \$7.36 |

Fees for repair, alteration, remodel, or foundation work are based on the total value of work to be performed as submitted by the applicant.

* Decks and patios may be disregarded in computing the valuation of a new house unless they are covered structures, supported by the house or more than 30 inches above ground level.

All valuations should be "rounded up" to the nearest \$1,000 for fee calculation purposes.

Once the valuation is determined the fee is calculated by using the following table from the Uniform Building Code as adopted by the State of Washington.

| <i>Total Valuation</i> | <i>Fee</i> |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| \$1.00 - \$500.00 | \$35.00 minimum |
| \$501.00 - \$2,000.00 | \$22.00 for the first \$500.00 plus \$2.75 for each additional \$100.00 or fraction thereof, to and including \$2,000.00 (\$35.00 minimum) |
| \$2,001.00 - \$25,000.00 | \$63.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00 |
| \$25,001.00 - \$50,000.00 | \$352.00 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00 |
| \$50,001.00 - \$100,000.00 | \$580.00 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00 |
| \$100,001.00 - \$500,000.00 | \$895.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00 |
| \$500,001.00 - \$1,000,000.00 | \$2855.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00 |
| \$1,000,001.00 and up | \$4955.00 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00 or fraction thereof |

PERMIT FEE SCHEDULE

(page 2)

Building Permit Fees – Plan Review Fees

A plan review fee will be charged for all buildings other than single family and certain accessory structures. The fee for plan review is 65% of the building permit fee and is added to the permit fee.

Additional charges that may be assessed on building permits:

\$416.63 (2002) Harvard road mitigation fee
(applies to single family residential uses *)

22% City surcharge

\$4.50 SBCC surcharge

\$50.00 City Engineer review fee

\$75.00 Environmental review fee
(specific commercial projects)

\$75.00 Critical materials review
(specific commercial projects)

100% Investigation fee
(assessed on projects when work is started without a permit and is an additional charge)

25% Fast track fee
(additional charge for early footing and foundation approval on commercial / industrial projects), fee is 25% of building permit fee excluding plan review fees & surcharges.

* check w/ office staff for current mitigation fee charges (if applicable) for all other uses

Example: For a 1850 square foot house with an unfinished basement and a garage of 600 square feet, the fee would be calculated as follows:

| | | |
|--------------------------------------|---|----------------|
| <u>Valuation calculation –</u> | | |
| Main floor - 1850 x \$62.00 | = | \$114,700 |
| Unfinished basement - 1850 x \$11.56 | = | \$21,386 |
| Garage - 600 x \$12.00 | = | <u>\$7,200</u> |
| Total valuation | = | \$143,286 |

| | | |
|-----------------------------------------------------|-----------|--|
| <u>Fee calculation –</u> | | |
| \$895.00 (for the first \$100,000 of value) | | |
| + 215 (\$5.00 for each additional \$1,000 of value) | | |
| \$1,110.00 | SUB-TOTAL | |

| | |
|-----------------|---------------------------------------------|
| \$244.00 | 22% City surcharge |
| + 4.50 | SBCC surcharge |
| + <u>416.63</u> | Harvard Road mitigation fee (if applicable) |
| \$665.13 | SUB-TOTAL |

\$1,110.00 + \$665.13 = \$1,775.13 TOTAL

Other Permit Fees *

| | |
|-----------------------------|-----------------------------|
| Minimum fee for all permits | \$35.00 |
| Manufactured homes | \$50.00 (per section) |
| Commercial coaches | \$50.00 (per section) |
| Pre-relocation inspection | \$50.00 |
| Demolitions | \$20.00 (per 1,000 sq. ft.) |

| | |
|------------------------|--------------------|
| Private swimming pool | \$50.00 |
| Signs | \$47.20 |
| Change of use | \$50.00 |
| Safety inspections | \$50.00 |
| Special inspection | \$40.00 (per hour) |
| Re-inspection | \$50.00 |
| Additional plan review | \$40.00 (per hour) |

Temporary Certificate of Occupancy
(Items required that are not yet completed, due to inclement weather, will be Performance Bonded, until items are completed)

Fire Safety

| | |
|----------------------------------|-----------------------|
| *public assembly | \$35.00 |
| *combustible liquid storage tank | |
| installation | \$.01 (per gallon) |
| removal | \$35.00 |
| *underground storage tanks | |
| registration | \$40.00 |
| renewal | \$30.00 (annually) |
| *blasting operations | \$35.00 |
| *tent sales | \$100.00 + \$500 bond |
| Sewer connection | \$100.00 |
| re-inspection | \$35.00 |

* State and city surcharges are applied to various permits. Consult with office staff to verify fees for your project.

Grading Permit Fees

PERMIT FEE

| Amount of cut or fill | Permit fee |
|-----------------------|-----------------------------------------|
| 50 Cu. Yd. or less | \$20.00 |
| 51 – 100 | \$20.00 |
| 101 – 1,000 | \$20 + \$7 / 100 above 1st 100 |
| 1,001 – 10,000 | \$83 + \$6 / 1,000 above 1st 1,000 |
| 10,001 – 100,000 | \$137 + \$27 / 10,000 above 1st 10,000 |
| 100,001 – 200,000 | \$380 + \$15 / 10,000 above 1st 100,000 |
| 200,001 + | \$530 + \$15 / 10,000 above 1st 200,000 |

PERMIT FEE SCHEDULE

(page 3)

PLAN CHECKING FEE

| <u>Amount of cut or fill</u> | <u>Permit fee</u> |
|------------------------------|-------------------------------------------|
| 50 Cu. Yd. or less | \$0 |
| 51 – 100 | \$10.00 |
| 101 – 1,000 | \$15.00 |
| 1,001 – 10,000 | \$20.00 |
| 10,001 – 100,000 | \$20 + \$10 / 10,000 above 1st 10,000 |
| 100,001 – 200,000 | \$110 + \$6 / 10,000 above 1st 100,000 |
| 200,001 + | \$170 + \$3 / 10,000 above 1st 200,000 |

Mechanical / HVAC Permit Fees

| | |
|-------------------------------------|------------------------------------------|
| duct work system | \$10.00 <u>each</u> |
| woodstove / insert | \$25.00 |
| gas water heater | \$10.00 |
| gas equipment < 100,000 btu | \$12.00 |
| > 100,000 btu | \$15.00 |
| gas piping | \$1.00 |
| boiler / refrigeration equipment | |
| 1 – 100,000 btu | \$12.00 |
| 101,000 – 500,000 btu | \$20.00 |
| 501,000 – 1,000,000 btu | \$25.00 |
| 1,000,000 – 1,750,000 btu | \$35.00 |
| + 1,750,000 btu | \$60.00 |
| heat pumps and a/c 0-3 tons | \$20.00 |
| 3 – 15 tons | \$20.00 |
| 15 – 30 tons | \$25.00 |
| 30 – 50 tons | \$35.00 |
| + 50 tons | \$60.00 |
| ventilating fans | \$10.00 |
| evaporative coolers | \$10.00 |
| type I hood (per 12' ptn) | \$50.00 |
| type II hood | \$10.00 |
| clothes dryer | \$10.00 |
| range | \$10.00 |
| miscellaneous | \$10.00 |
| gas log | \$10.00 |
| unlisted gas appliance <400,000 btu | \$50.00 |
| >400,000 btu | \$100.00 |
| used appliance <400,000 btu | \$50.00 |
| >400,000 btu | \$100.00 |
| air handler <10,000 cfm | \$12.00 |
| >10,000 cfm | \$15.00 |
| LPG tanks | \$35.00 |
| processing fee | \$25.00 (added to individual permits) |
| Minimum Fee | \$35.00 |

Plumbing Permit Fees

| | |
|--------------------------------------|------------------------------------------|
| toilet | \$6.00 <u>each</u> |
| sink | \$6.00 |
| shower | \$6.00 |
| bathtub | \$6.00 |
| kitchen sink | \$6.00 |
| dishwasher | \$6.00 |
| garbage disposal | \$6.00 |
| clothes washer | \$6.00 |
| electric water heater | \$6.00 |
| floor drain | \$6.00 |
| floor sink | \$6.00 |
| bar sink | \$6.00 |
| roof drain | \$6.00 |
| lawn sprinkler / back flow device | \$6.00 |
| sewage ejector | \$6.00 |
| water softener | \$6.00 |
| urinal | \$6.00 |
| drinking fountain | \$6.00 |
| miscellaneous | \$6.00 |
| processing fee | \$25.00 (added to individual permits) |
| Minimum Fee | \$35.00 |

Fire Suppression System Fee Schedule

To calculate the valuation of a system for the purposes of determining permit fees, contact this office.

After the valuation has been determined, use the following table to calculate the permit fee:

PERMIT FEE SCHEDULE

(page 4)

| <i>Total Valuation</i> | <i>Fee</i> |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| \$1.00 - \$500.00 | \$35.00 minimum |
| \$501.00 - \$2,000.00 | \$22.00 for the first \$500.00 plus \$2.75 for each additional \$100.00 or fraction thereof, to and including \$2,000.00 (\$35.00 minimum) |
| \$2,001.00 - \$25,000.00 | \$63.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00 |
| \$25,001.00 - \$50,000.00 | \$352.00 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00 |
| \$50,001.00 - \$100,000.00 | \$580.00 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00 |
| \$100,001.00 - \$500,000.00 | \$895.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00 |
| \$500,001.00 - \$1,000,000.00 | \$2855.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00 |
| \$1,000,001.00 and up | \$4955.00 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00 or fraction thereof |

Timber Harvest Permits

| | |
|--------------------------|---------------|
| Permit Application | \$500.00 each |
| Plan Review | \$40.00 each |
| Appeals | \$232.00 each |
| Administrative Exception | \$100.00 each |
| Release of Moratorium | \$621.00 each |

For more information or an appointment contact:
Liberty Lake Planning and Community Development
1421 N. Meadowwood Lane
Liberty Lake, WA 99019
(509) 755-6707

Note: A plan review fee is required. The plan review fee is 65% of the permit fee and is an additional charge.

Additional charges assessed on fire suppression permits:

- 22% city surcharge
- \$4.50 state surcharge
- 100% investigation fee (assessed on projects when work is started without a permit and is an additional charge)

The fee for fire suppression systems installed in a class I hood is \$35.00. A separate permit is required for installations not covered by a valid permit for the hood system and plans shall be submitted for review.